

CLAIMS

What is claimed is:

- 1 1. A method for managing a construction process, comprising the steps of:
 - 2 (a) generating a database of tasks selected from the group consisting of project
 - 3 preliminaries, finance, site acquisition, building design, construction, and
 - 4 final occupancy;
 - 5 (b) managing documents required for completion of the tasks; and
 - 6 (c) managing communications associated with the completion of the tasks.
- 1 2. The method as recited in claim 1, wherein the documents are managed by a
- 2 document manager.
- 1 3. The method as recited in claim 2, wherein the document manager is capable
- 2 of determining a due date associated with the documents; monitoring a status
- 3 of the documents; and generating alerts based on the due date and the status
- 4 of the documents.
- 1 4. The method as recited in claim 1, wherein the communications are managed
- 2 by a communications manager.
- 1 5. The method as recited in claim 1, wherein the communication manager is
- 2 capable of receiving a plurality of communication documents selected from
- 3 the group consisting of requests for information, change proposal requests,
- 4 change proposal quotations, contract change orders, and submittals; and
- 5 associating the tasks with the communication documents.
- 1 6. The method as recited in claim 1, wherein scheduling of the construction is
- 2 handled by a scheduling manager.

1 7. The method as recited in claim 6, wherein the bid manager is capable of
2 managing a plurality of projects each including the tasks; displaying the tasks
3 associated with each project to solicit bids; and receiving bidder identifiers
4 and bid amounts for each of the tasks.

1 8. A computer program product for managing a construction process,
2 comprising:
3 (a) computer code for generating a database of tasks selected from the group
4 consisting of project preliminaries, finance, site acquisition, building design,
5 construction, and final occupancy;
6 (b) computer code for managing documents required for completion of the tasks;
7 and
8 (c) computer code for managing communications associated with the completion
9 of the tasks.

1 9. The computer program product as recited in claim 8, wherein the documents
2 are managed by a document manager.

1 10. The computer program product as recited in claim 9, wherein the document
2 manager is capable of determining a due date associated with the documents;
3 monitoring a status of the documents; and generating alerts based on the due
4 date and the status of the documents.

1 11. The computer program product as recited in claim 8, wherein the
2 communications are managed by a communications manager.

1 12. The computer program product as recited in claim 8, wherein the
2 communication manager is capable of receiving a plurality of communication
3 documents selected from the group consisting of requests for information,
4 change proposal requests, change proposal quotations, contract change

5 orders, and submittals; and associating the tasks with the communication
6 documents.

1 13. The computer program product as recited in claim 8, wherein scheduling of
2 the construction is managed by a scheduling manager.

1 14. The computer program product as recited in claim 13, wherein the bid
2 manager is capable of managing a plurality of projects each including the
3 tasks; displaying the tasks associated with each project to solicit bids;
4 receiving bidder identifiers and bid amounts for each of the tasks.

1 15. A system for managing a construction process, comprising:
2 (a) logic for generating a database of tasks selected from the group consisting of
3 project preliminaries, finance, site acquisition, building design, construction,
4 and final occupancy;
5 (b) logic for managing documents required for completion of the tasks; and
6 (c) logic for managing communications associated with the completion of the
7 tasks.

1 16. The system as recited in claim 15, wherein the documents are managed by a
2 document manager.

1 17. The system as recited in claim 16, wherein the document manager is capable
2 of determining a due date associated with the documents; monitoring a status
3 of the documents; and generating alerts based on the due date and the status
4 of the documents.

1 18. The system as recited in claim 15, wherein the communications are managed
2 by a communications manager.

- 1 19. The system as recited in claim 18, wherein the communication manager is
2 capable of receiving a plurality of communication documents selected from
3 the group consisting of requests for information, change proposal requests,
4 change proposal quotations, contract change orders, and submittals;
5 associating the tasks with the communication documents.
- 1 20. The system as recited in claim 15, wherein scheduling of the construction is
2 handled by a scheduling manager.